

Sec. 5.2600. (P.R.C.) PLANNED REGIONAL CENTER.**Sec. 5.2601. Purpose.**

The purpose of the planned regional center district is to provide for a broad variety of general merchandise, and services in full depth and variety within a planned commercial [regional] center, which may include office and residential uses carefully interrelated by design to assure that the uses compliment each other and the whole mixed use complex.

Sec. 5.2602. Approvals required.

- A. Any application for rezoning to P.R.C. shall be accompanied by a site plan which reflects all criteria of the P.R.C. district.
- B. Any application for P.R.C. zoning, or rezoning to P.R.C. shall be accompanied by a traffic impact study including, but not necessarily limited to, analysis of trip generation, trip distribution, ingress and egress, parking design, internal circulation capacity analysis, effect on roadway system, and proposed solutions.
- C. No structure or building shall be built or remodeled upon land in the P.R.C. district until Development Review Board approval has been obtained as outlined in article I, section 1.900 thereof.

(Ord. No. 3225, § 1, 5-4-99)

Sec. 5.2603. Use regulations.

A. *Permitted uses.* Buildings, structures or premises shall be used and building and structures shall hereafter be erected, altered or enlarged for the following uses:

1. Retail sales.

- a. Apparel and accessories stores such as men's and boys clothing and furnishings, women's wear and accessories, children's and infant's wear, family clothing, shoes, custom tailoring, fur apparel, clothing rentals, and fabrics.
- b. Automotive parts store.
- c. Big box, meaning any single retail space (limited to permitted retail uses in this P.R.C. district) with a building footprint of equal to or greater than seventy-five thousand (75,000) square feet.
- d. Books, newspaper, magazine or stationery stores.
- e. Camera or photographic supply stores.
- f. Cigar, tobacco, cigarette stores.
- g. Drug and proprietary stores.
- h. Florists.
- i. Eating places.
- j. Food stores and groceries such as grocers, delicatessens, meats and fish, fruits and vegetables, candy, nut, confectionery, dairy products, and bakeries.
- k. Furniture, home furnishings and equipment stores such as furniture, inside window coverings, china, glassware, metalware, household appliances, radios and televisions, music supplies and equipment, and home and portable business computers.
- l. General merchandise stores including department, variety, antiques, catalogue sales outlet, and warehouse clubs.
- m. Gift, novelty, import, art, jewelry or souvenir stores.

- n. Hobby or toy stores.
 - o. Home improvement stores including but not limited to paint, glass, wallpaper, and carpet.
 - p. Liquor stores.
 - q. New motor vehicles stores with display and storage enclosed within a building and no service area.
 - r. Petshops.
 - s. Sporting goods and bicycles.
 - t. Swimming pool and patio supplies and accessories.
2. Services.
- a. Broadcasting studio without towers.
 - b. Business services including blueprinting and photocopying, printing, mailing services, office equipment rentals and photofinishing services.
 - c. Wireless communications facilities; Types 1, 2, and 3, subject to the requirements of Sections 1.906, 3.100 and 7.200.
 - d. Educational services including art and music schools, dancing schools, extensions of colleges or universities and day care center.
 - e. Finance, insurance and real estate services including banking and bank-related services, savings and loan associations, securities, brokers and dealers, insurance agents and brokers, and real estate agents and brokers and associated services and headquarters.
 - f. Governmental services.
 - g. Hospital for animals including boarding and lodging provided that there are no open kennels and provided that all activities are conducted in soundproof buildings.
 - h. Medical services including offices for physicians, dentists, osteopaths, chiropractors, opticians, optometrists and group health services with ancillary laboratories excluding any services requiring overnight patient stays.
 - i. Personal services including laundering and dry cleaning services, photographic services, beauty shops, barber shops, and shoe repair and shining.
 - j. Private business, professional and civic clubs and associations.
 - k. Professional services including legal services; engineering, interior design and architectural services; and accounting, auditing and bookkeeping services, and consulting services.
 - l. Recyclable material collection.
 - m. Repair services including appliance repair, watch, clock and jewelry repair, and upholstery shop.
 - n. Restaurant.
 - o. Taxidermist.
 - p. Travel agency.
 - q. Video tape rental.
 - r. Private and charter school having no room regularly used for housing or sleeping overnight. Subject to Development Review Board approval and compliance with standards including, but not limited to, the following as well as those otherwise required in the district.
 - (1) Location: All proposed private and charter schools shall be located a minimum of five hundred (500) feet from any adult use.
 - (2) Lot area: The minimum lot area shall be equal to that required for the district, except that no lot shall be less than forty-three thousand (43,000) square feet (net).
 - (3) There shall be no outside speaker system or bells, if the school building is within

one hundred (100) feet of a single-family dwelling or multifamily dwelling unit.

(4) Open space: Per underlying zoning district open space requirements. All NAOS requirements of the district must be met and may be applied towards the overall open space requirements subject to compliance with NAOS standards.

(5) Parking: Parking shall observe the front yard setbacks of the district for all frontages. One-third (1/3) of the required parking may be shared parking with other establishments present on site. Parking shall be located and screened per the requirements of the district.

(6) Outdoor recreation area: All outdoor playgrounds and recreation areas shall be enclosed by a wall or fence sufficient in height to protect the safety and welfare of the students and shall be located within the side or rear yard. Any playground or outdoor recreation area shall be located a minimum of fifty (50) feet from any residential district and screened by a minimum six-foot high wall.

(7) Drop-off area: A drop-off area accommodating a minimum of five (5) vehicles shall be located along a sidewalk or landing area connected to the main entrance to the school. This area shall not include internal site traffic aisles, parking spaces, fire lanes, etc.

(8) Any public trails or pedestrian connections shall be incorporated into the site plan and approved by the Development Review Board.

(9) Circulation plan: The applicant shall submit a circulation plan to insure minimal conflicts between the student drop-off area, potential van and bus drop-off area, parking, access driveways, pedestrian and bicycle paths on site.

3. Cultural, entertainment and recreation.

- a. Churches, synagogues, and temples.
- b. Cultural activities including libraries and museums.
- c. Game center and arcade.
- d. Pool or billiards parlor.
- e. Public assembly facilities including indoor motion picture theaters and legitimate theaters.
- f. Recreational facilities including ice skating, roller skating, bowling, gymnasiums, health and fitness centers.

4. Residential.

- a. Hotels, motels, and inns.
- b. Multifamily residential.

B. *Uses subject to a conditional use permit.*

- 1. Automobile rental.
- 2. Automobile repair and service.
- 3. Automobile wash services excluding self-operated.
- 4. Automotive tires, batteries and accessories.
- 5. Bars and cocktail lounges (see section 1.403 for criteria).
- 6. Broadcasting studios with towers.
- 7. Business school.
- 8. Gasoline sales and service stations.
- 9. Indoor aquarium.
- 10. Live entertainment (see section 1.403 for criteria).
- 11. New and used motor vehicle sales including outdoor storage.

12. Outdoor recreational facilities which are greater than two (2) acres in size such as miniature golf, tennis center, water parks or play structures.
13. Wireless communications facilities; Type 4, subject to requirements of sections 1.400, 3.100 and 7.200.
14. Planetaria.
15. Plant nursery.
16. Teen dance center.
17. Seasonal art festival.

(Ord. No. 2311, § 1, 8-21-90; Ord. No. 2317, § 1, 11-6-90; Ord. No. 2430, § 1, 1-21-92; Ord. No. 2620, § 1, 8-2-94; Ord. No. 2858, § 1, 12-5-95; Ord. No. 3048, § 2, 10-7-97; Ord. No. 3034, § 1, 11-4-97; Ord. No. 3103, § 1, 1-6-98; Ord. No. 3225, § 1, 5-4-99; Ord. No. 3394, 6-19-01; Ord. No. 3493, § 1, 3-4-03; Ord. No. 3542, § 1, 12-9-03)

Sec. 5.2604. Property development standards.

The following property development standards shall apply to all land and buildings in the P.R.C. district.

A. Floor area ratio.

1. In no case shall the gross floor area of a structure exceed the amount equal to eight-tenths multiplied by the net lot area of the P.R.C. site in square feet. Gross office floor area shall not exceed forty (40) percent of total gross floor area of nonresidential buildings. The gross floor area of dwellings shall not exceed fifty (50) percent of the gross floor area of nonresidential buildings.

B. Volume ratio. In no case shall the volume of any structure exceed the product of the net lot area of the P.R.C. site in square feet multiplied by sixteen (16) feet.

C. Open space requirement.

1. In no case shall the open space requirement be less than ten (10) percent of the net lot area for zero (0) to twelve (12) feet of height, plus four-tenths percent of the net lot area of the PRC site for each foot of height above twelve (12) feet; such open space shall not be required to exceed twenty (20) percent of the net lot area except as provided in section 5.2604C.3.
2. Planned regional centers shall have a portion of the development oriented towards a courtyard or mall with buildings enclosing the courtyard, and opening onto the courtyard from at least three (3) sides. The courtyard or mall shall be a minimum of one (1) percent of the net lot area of the P.R.C. site in square feet. The courtyard or mall shall be considered to be open space:
 - a. If, in the opinion of the Development Review Board, a suitable alternative design solution is presented, the courtyard requirement may be waived.
3. Open space required under this section shall be exclusive of parking lot landscaping required under the provisions of article IX of this ordinance.

D. Building height.

1. No building shall exceed sixty (60) feet in height except as otherwise provided in article VII or this subsection.
2. Any building located in a P.R.C. zone which was constructed to a height in excess of sixty (60) feet prior to the effective date of this ordinance, in compliance with the then existing zoning provisions, and which is destroyed or damaged may be rebuilt to the height at which it was originally constructed.
3. Where the City Council determines that a freestanding ornamental monument meets the criteria set forth below to justify a height greater than that normally allowed within the P.R.C. zone, the City Council may approve a height for a freestanding ornamental monument in excess of the height allowed in the P.R.C. zone. A freestanding ornamental monument shall not include signage.

a. The Development Review Board and Planning Commission shall review and pass a recommendation on to the City Council based upon the following criteria:

- (1) Amended height for such monument shall be based on the context and character of the site and surrounding area.
- (2) Such monument shall take into account Scottsdale's history and location within the Sonoran Desert environment.
- (3) Such monument shall be designed so as to provide a focal point, which provides scale and balance to a particular site.
- (4) Such monument will be considered a community amenity and add to the city's quality of life.
- (5) Such monument shall be accessible by pedestrians and not isolated in site design.

E. *Density.*

1. Hotels or motels shall provide a minimum gross land area of two thousand (2,000) square feet of land area per guest room.
2. Dwellings shall provide a minimum gross land area of two thousand (2,000) square feet per dwelling unit. Floor area devoted to dwellings shall not be included in calculating maximum floor area as provided in section 5.2604A.

F. *Yards.*

1. Front Yard.
 - a. A minimum of twenty-five (25) percent of the total open space requirement shall be provided as frontage open space to provide a setting for the buildings, visual continuity within the community, and a variety of spaces in the streetscape, except that the frontage open space shall not be required to exceed fifty (50) square feet per one (1) foot of public street frontage, and shall not be less than thirty (30) square feet per one (1) foot of public street frontage.
 - b. Buildings more than thirty-six (36) feet in height shall be set back a minimum of two (2) feet for each foot of building height.
2. Side and Rear Yards. Buildings thirty-six (36) feet or less in height shall be set back not less than fifty (50) feet from any residential zoning district. Buildings more than thirty-six (36) feet in height shall be set back not less than two (2) feet for each foot of building height from any adjacent residential zoning district.
3. All operations and storage shall be conducted within a completely enclosed building or within an area contained by a wall or fence as determined by site plan or Development Review Board approval.

G. *Property size.* The gross land area on which there is a P.R.C. development shall not be less than twenty-five (25) acres.

H. *Remodeling or rezoning of existing shopping centers.* None of the above criteria shall be reasons to deny applications to reconstruct, remodel or make additions to an existing shopping center, or to rezone an existing shopping center to P.R.C. Applications for additions to existing shopping centers shall not require compliance, except that portions of the site upon which an addition is proposed shall comply with all provisions hereof.

(Ord. No. 1840, § 1, 10-15-85; Ord. No. 2818, § 1, 10-17-95; Ord. No. 3410, § 1, 11-26-01)

Sec. 5.2605. Off-street parking.

The provisions of article IX shall apply.

(Ord. No. 2736, § 1, 3-7-95)

Sec. 5.2606. Signs.

The provisions of article VIII shall apply except a master sign plan shall be submitted at the time of development review application.